

COA # 2014-COA-297 (CAMA)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date AUGUST 6, 2014
721-727 N. CLEVELAND STREET (AKA 716 N. EAST ST.) CHATHAM-ARCH & MASSACHUSETTS AVENUE		New Case Center Twp. Council District 9 Joseph Simpson
Applicant RG COLLABORATIVE, LLC mailing address: 456 N. Meridian Street, #441247 Indianapolis, IN 46244		
Owner: SHAWN CANNON 110 E. Washington Street, Suite 1202 Indianapolis, IN 46204		
NEW CASE		
IHPC COA: 2014-COA-295 (CAMA) <ul style="list-style-type: none"> • Construct addition to second-story of unit #725 above the garage • Enclose breezeway between historic building and addition 		
STAFF RECOMMENDATION: Approval		
STAFF COMMENTS		

Background of property

The project site was the location of two single family houses in 1898 and became the location of thirteen dwelling units by 1915. The site appears the same in 1956 as it did in 1915. One of the buildings, commonly known as the Kynett Apartment Building (1913), still remains on the site. This historic building originally housed eight flats.

In 2004, the IHPC approved a project that included:

1. Rehabilitation of the historic Kynett Building,
2. An addition to the rear of the Kynett, which would provide parking in a garage below grade and extensions of the living units above.
3. Two new rowhouse buildings on the vacant land surrounding the Kynett.

The two new buildings were constructed and are partially occupied. The addition to the Kynett was built, but restoration of the Kynett was never completed and no part of the Kynett has ever been occupied.

Project proposal

The Kynett Building was planned to have four units in the 2004 approval. The intent now is to reduce the number of units to three, by consolidating the units in the historic building into two units and creating a third unit at the rear, over the garage in the new addition.

In order to accomplish this, the living space over the garage must be expanded. The proposal includes constructing a new addition to the second-story of the previously-built addition above the garage, modifying some windows on the northeast and north façade to make way for the addition, and fully enclosing the breezeway between the historic building and addition with a glass enclosure to allow easy interior access between the lower level garages and the units. The design was performed by RG Collaborative.

Addition

An addition on the northern unit will add living space. The addition is proposed to be constructed over the garage on the northeast corner, and will be attached to the new construction portion of the building. The design is very straightforward, and continues the lines and materials of the existing construction. The addition has a flat roof, and the north façade has no fenestration as this area contains a bathroom and closet. The east elevation has two long, narrow windows, which are found on the rest of the new construction. The recessed south elevation has French doors that lead out onto a shared deck.

Breezeway Enclosure

The historic building and the new construction are currently connected by a recessed “hyphen.” This is open at the first story, with an angled bottom (it currently houses a staircase that will be removed). The proposal calls for constructing a glass enclosure for the bottom section. This will remove the angle, and be all glass on the bottom with a glass access door on either side. It is very simple in design, and continues the division between the old and the new, but provides more comfort and security for residents.

Chatham-Arch & Massachusetts Avenue Historic Area Plan

The New Construction Section of the Plan gives guidance for this project’s review.

- *When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site.*
- *Additions should be located at the rear, away from the front facade.*
- *The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernable, even after an addition has been constructed.*
- *Additions and accessory buildings should be discernable as a product of their own time.*

STAFF RECOMMENDED MOTION

2014-COA-297 (CAMA)

- **To approve a Certificate of Appropriateness to construct an addition to second story of unit 725 above the garage and enclose the breezeway between the historic building and addition; all per submitted documentation and subject to the following stipulations:**

Department of Code Enforcement: Stipulations 1 & 2 must be fulfilled prior to issuance of permits:

- 1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____***
- 2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____***
- 3. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each.**
- 4. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

Staff Reviewer: Emily Jarzen



Maps of subject property



Aerial view of subject property

Aerial Views



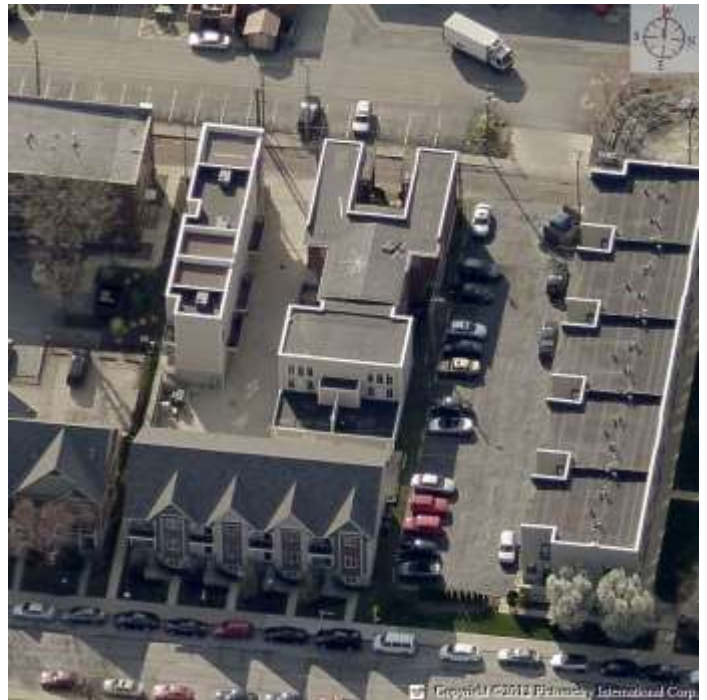
Looking north



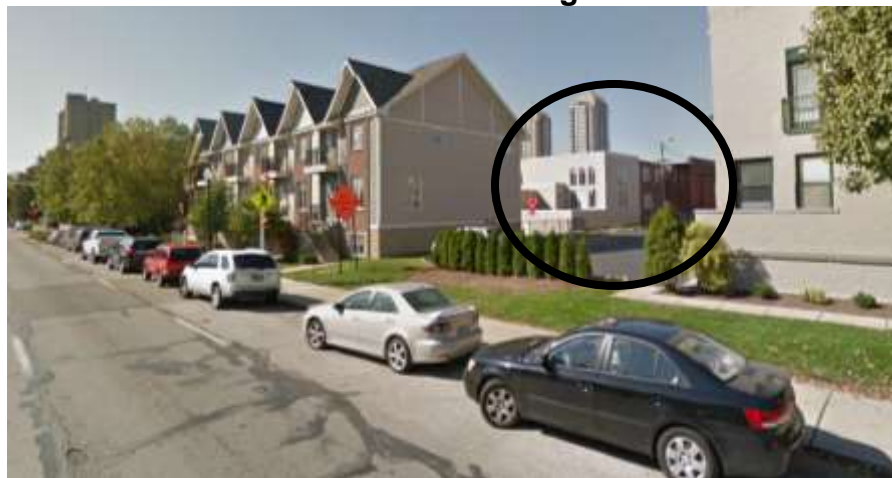
Looking south



Looking east



Looking west



Google Street View from East Street



View of subject property, addition location indicated (looking south)



View of subject property, addition location indicated (looking northeast)



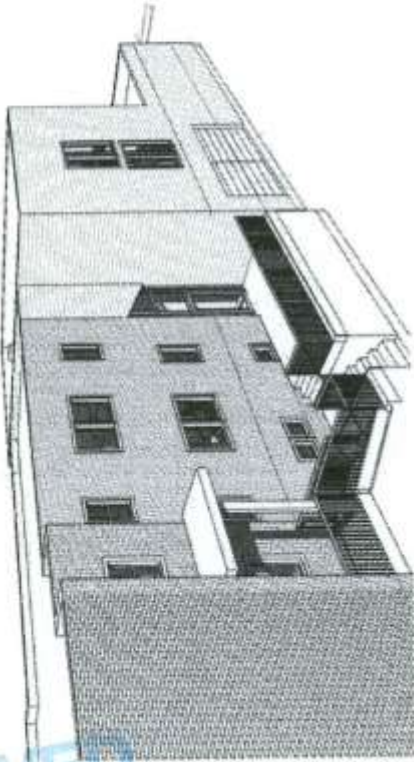
View of breezeway between the buildings – north façade



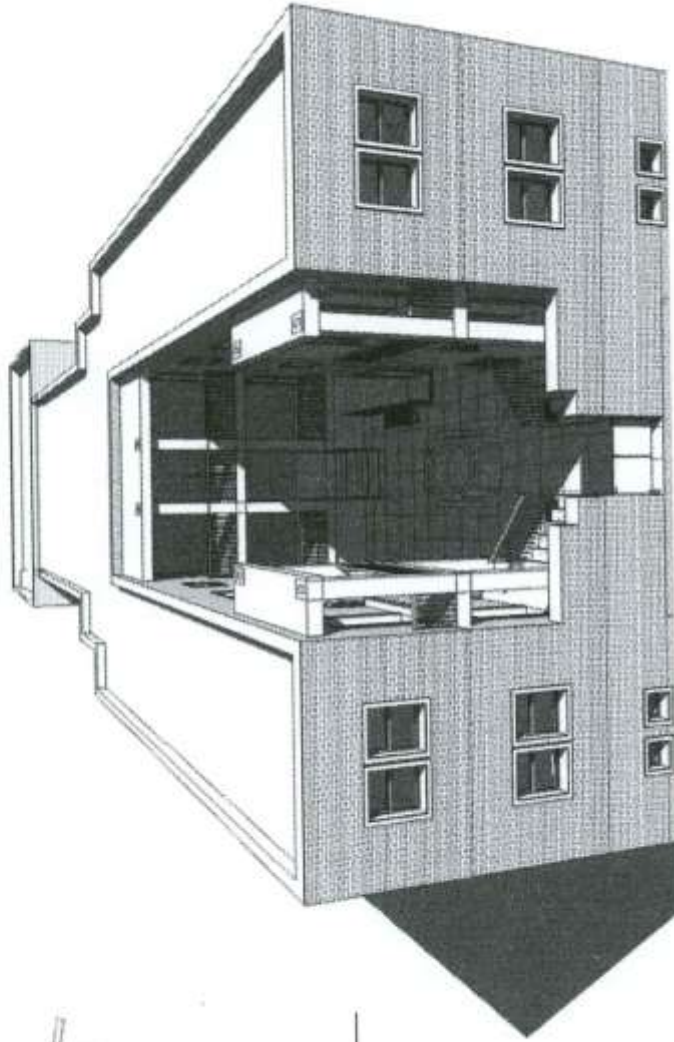
View of breezeway between the buildings – south façade

Views of Kynett Building and addition from Cleveland Street

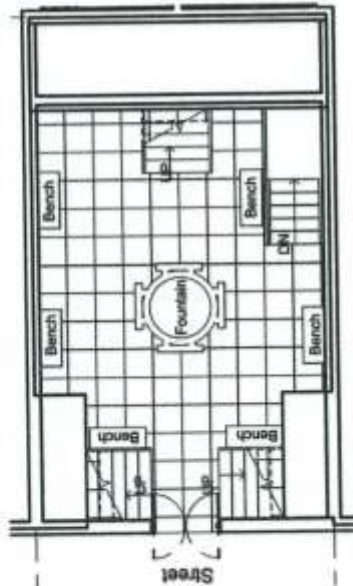




1 Exterior



2 Exterior Main Facade



2

3

3 N+ 0' 0"
1/8" = 1'-0"

RGCollaborative

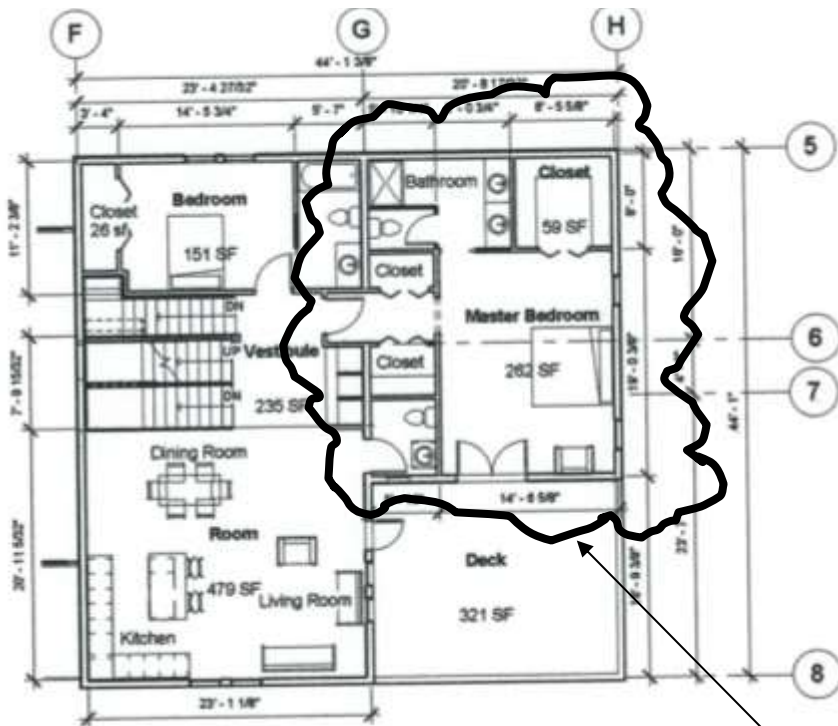
Chatham Kaynett

Condos

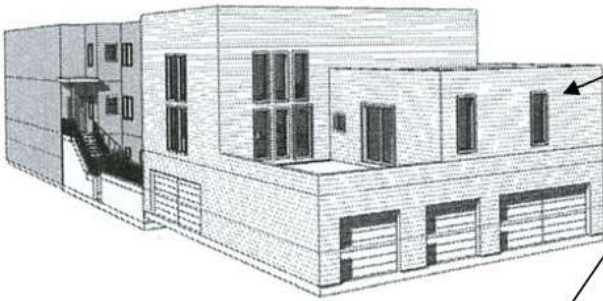
Exterior

Project number	Project Number	A09
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	

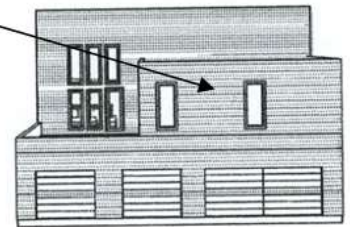
Scale 1/8" = 1'-0"



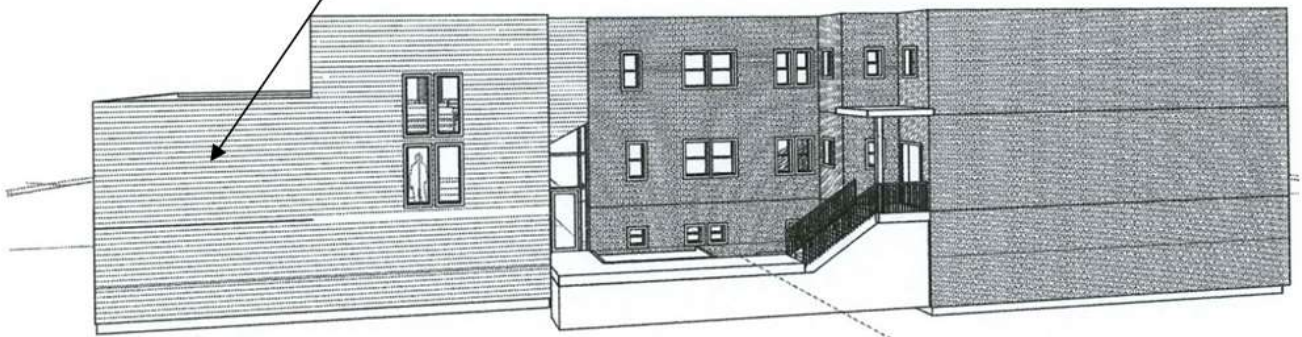
NEW ADDITION

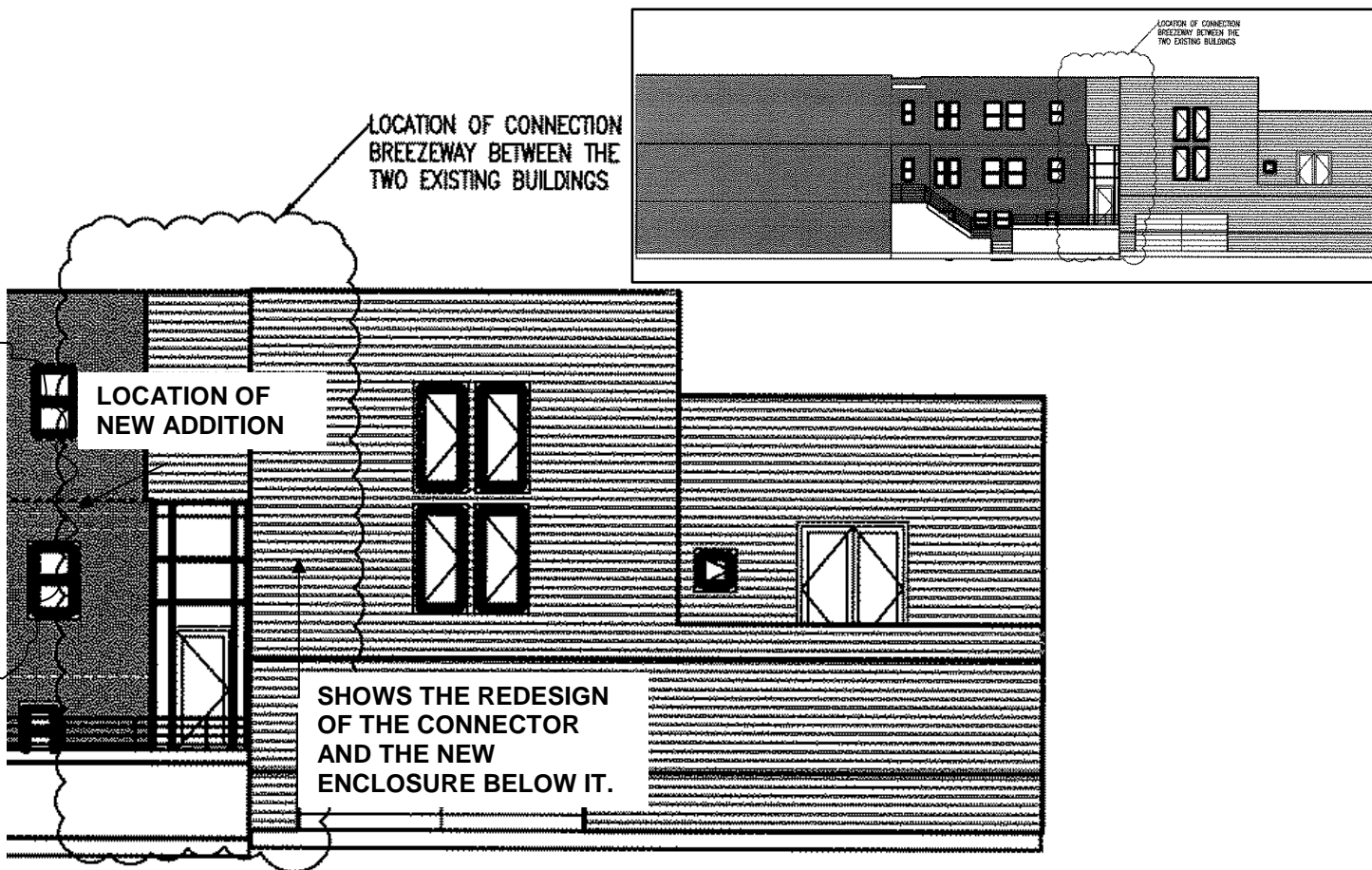


K 1



3 BACK 3





CURRENT APPEARANCE OF CONNECTOR

